

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL C-9A
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Charlestown Rehab. Realty Trust has expressed an interest in and has submitted a satisfactory proposal for the rehabilitation of Disposition Parcel C-9A in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Charlestown Rehab. Realty Trust be and hereby is tentatively designated as Redeveloper of Disposition Parcel C-9A in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.

2. That disposal of Parcel C-9A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004)

C-9A

265-271 No. Washington St./
5-7 Chamber St.

AREA 6,425 square feet

WIDTH

DEPTH

SITE

ACCESS

PARKING

D.U.'S

TYPE

ZONING

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS. MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS

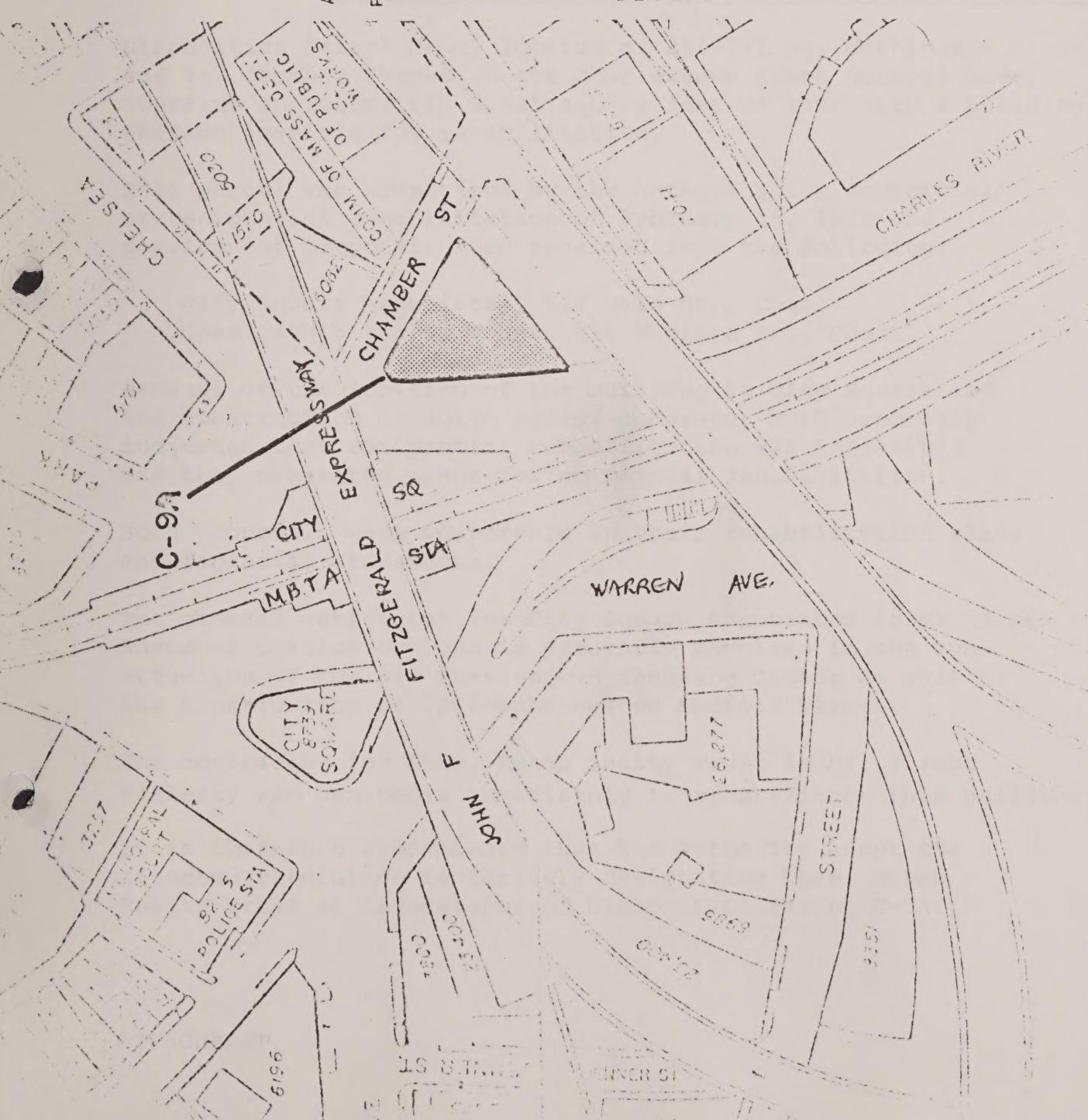
SEE:

CHARLESTOWN URBAN RENEWAL PLAN
PROJECT NO. MASS. R-55
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.

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DISPOSITION
PARCELS
DATE:

Charlestown
Urban Renewal Area
Massachusetts R-55



June 12, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL C-9A
TENTATIVE DESIGNATION OF REDEVELOPER / REHABILITATION

Disposition Parcel C-9A, located at 265-271 No. Washington Street and 5-7 Chamber Street in the Charlestown Urban Renewal Area, contains approximately 6,425 square feet of land with a building thereon feasible for rehabilitation.

This parcel was advertised by the Authority for commercial or residential rehabilitation on February 16, 1975 and development proposals were received from the following:

City Square Associates, 127 Main St., Chas.
Chas. Rehab Realty Trust, 416 Medford St., Chas.

Because of the location of the building in City Square and the construction of solid poured concrete, both proposals indicated that residential rehabilitation was infeasible and they presented plans for commercial rehabilitation.

Both proposals were comparable in their rehabilitation plans and financial statements.

The general contractor for City Square Associates is Mr. James Adams of Charlestown who is presently involved in the construction of the new Charlestown Shopping Center as well as the construction of 13 townhouses on Medford Street.

The contractor for Chas. Rehab Realty Trust is Mr. Joseph Flaherty who can begin immediately to rehabilitate this building.

It is therefore recommended that the Authority adopt the attached resolution tentatively designating Chas. Rehab Realty Trust as Redeveloper of Disposition Parcel C-9A.

